

ORDINANCE NO. ____ OF 2012

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE NORTH SIDE OF WEST 70TH STREET, 1530 FEET WEST OF BROADACRES ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM B-3, COMMUNITY BUSINESS DISTRICT AND R-A, RESIDENCE-AGRICULTURE DISTRICT TO I-1, LIGHT INDUSTRY DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

APPEAL

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the north side of West 70th Street, 1530' west of Broadacres Road, Shreveport, Caddo Parish, Louisiana, legally described below, be and the same is hereby changed from B-3, Community Business District and R-A, Residence-Agriculture District to I-1, Light Industry District:

The east 105 feet of the west 420 feet of Lot 21 and the east 105 feet of the west 420 feet of the south 134.86 feet of Lot 22, J.M. Clarke Subdivision, Shreveport, Caddo Parish, LA and a portion of Lots 21, 22, 23 and a portion of the E/2 of abandoned street, being more particularly described as: Commencing at the NW corner of said Lot 23, thence run N89°24'40"E 334.02 feet; thence run S0°5'41"E 942.04 feet to the north R/W line of West 70th Street; thence run N89°46'42"W along north R/W line 105 feet; thence run N0°6'53"W 413.77 feet; thence run S89°33'20"W 229.11 feet to the center of abandoned street; thence run N0°4'5"W 526.21 feet to the POB containing 5.04 acres M/L.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. **Site development plan shall be submitted to and approved by the Planning Commission prior to the issuance of any permits.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – AUGUST 1, 2012**

rm

CASE NO: C-51-12; 6530 West 70th Street
APPLICANT: DEWEY R. RILEY JR. & BARBARA RILEY
LAND OWNER: Same
LOCATION: North side of West 70th 1,530' west of Broadacres Road
ZONING: B-3 & R-A to I-1
PROPOSED: I-1 development

District: G/ S. Jenkins
District: 12/Epperson

MASTER PLAN CONSIDERATIONS:

- This property is located outside of the loop and is designated in the Future Land Use Map as "Light Industrial/Business Park", which is made up of office and light industrial uses, located away from the inner core, and adjacent to major transportation routes. This land use designation recommends strongly against permitting residential uses in this area.

GENERAL INFORMATION:

- The applicant is requesting to rezone this site from R-A, Residence Agriculture and B-3, Buffer Business District to I-1 Light Industry development
- There is I-1 to the west and B-3 to the north and east
- There is B-2 and R-A to the south

SITE PLAN CONSIDERATIONS:

- The site is 6.04 acres or 263,102.53 sq. ft. of property with 210' of frontage on West 70th street with a depth of 937.731'

PUBLIC'S ASSESSMENT

- 1 person spoke in opposition..

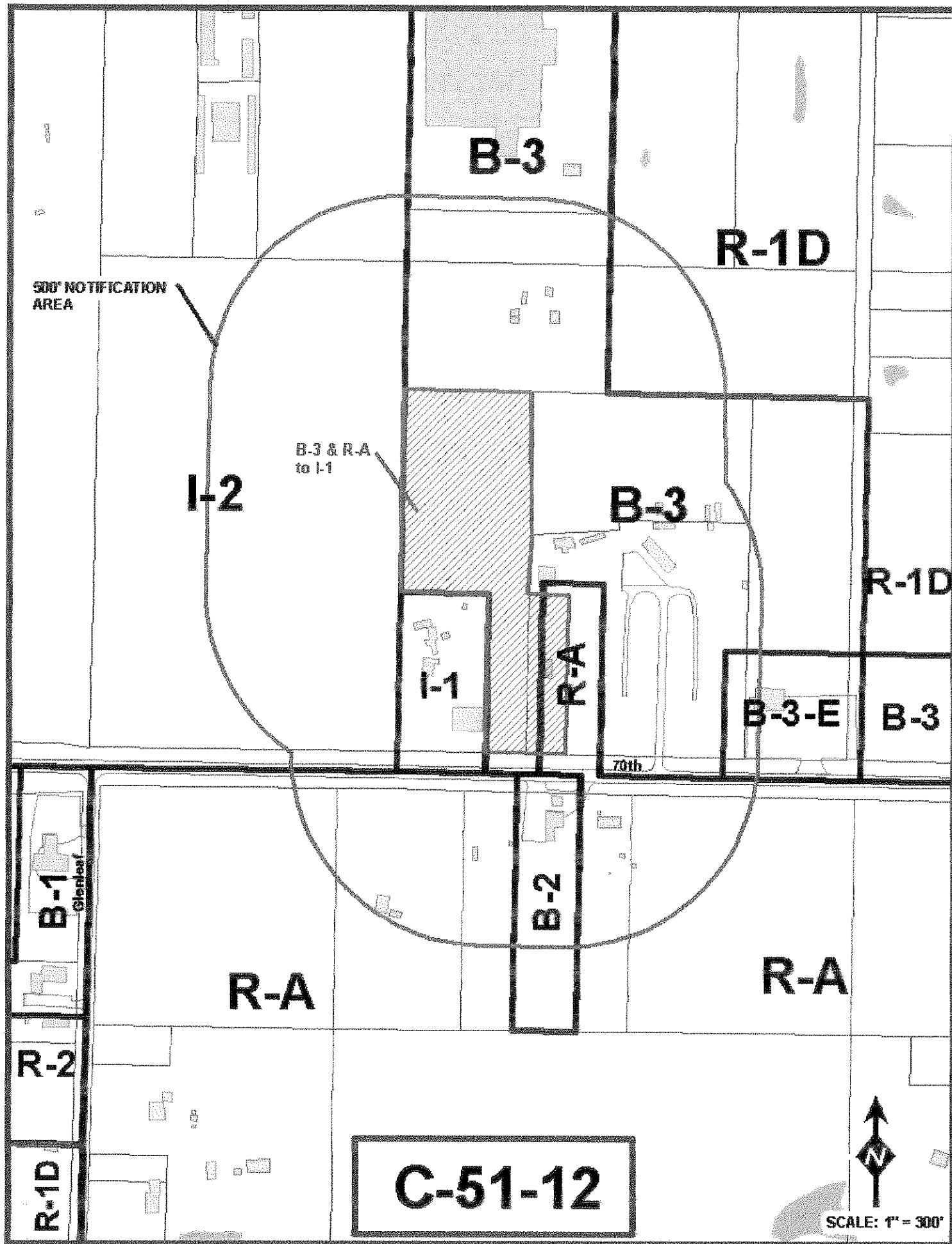
BOARD'S DECISION

The Board voted 5-2 to recommend approval of this application subject to compliance with the following stipulation:

1. Site development plan shall be submitted to and approved by the Planning Commission prior to the issuance of any permits.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



APPLICATION:

CITY CASE

PARISH C E

APPLICANT'S NAME: Dewey R. Riley Jr + Barbara B. Riley

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information):

MAILING ADDRESS FOR ALL CORRESPONDENCE:

P.O. Box 67PHONE: 318 925 1078
(between 8:00 & 5:00)Keithville, LAZIP CODE: 71047FAX # N/A

EXISTING ZONING:

PROPOSED ZONING:

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☐SITE PLAN ☐PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: NONE at this timeEXISTING USE: Vacant Lot

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED:

NONEREASON FOR APPLICATION (justification for zoning change): up grade zoningADDRESS OF SITE: 6530 W. 70th ST. Shreveport, LAASSESSOR'S ACCOUNT NUMBER: 171523-006-0087-00RE + 171523-006-0107-00RE
Found on tax notice - example: 171413-057-0047-00(Lot-1)
LEGAL DESCRIPTION: E 105 FT OF W 120' OF LOT 21 + E. 105' OF W. 420' OF S. 134.86' of
Lot 22, (Lot 2) A Tr of Land in Lots 21, 22, 23, J.M. Clarke

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Dewey R. Riley

Name

P.O. Box 65, Keithville, LA

Address

Dewey R. Riley

Signature

Barbara B. Riley

Name

P.O. Box 65, Keithville, LA

Address

Barbara B. Riley

Signature

Name

71047

Address

Signature

C- 51 - '12

STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: Dewey R + Barbara B. Riley

NATURE AND DESCRIPTION OF BUSINESS: POSSIBLE SALE "F4+4B5"

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

☐ ERROR (there is a manifest error in the Zoning Ordinance)

☐ CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

☒ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

☐ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 262,796

SQUARE FEET OF STRUCTURE(S) NONE

PARKING SPACES REQUIRED: N/A SPACES PROVIDED: _____

HOURS OF OPERATION (state proposed hours) N/A

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED
BY THE CITY OF SHREVEPORT? yes

IF NOT - WHAT IS THE SOURCE
OF WATER? _____

IS SEWER PROVIDED
BY THE CITY OF SHREVEPORT? yes

IF NOT - WHAT IS THE SOURCE
OF SEWER? _____

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? NA
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? NO

C- 51 - '12

C-51-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- | | | |
|-------------------------------------|--|------------------|
| <input checked="" type="checkbox"/> | Dept. of Public Works - City Engineer | All Cases |
| <input type="checkbox"/> | Traffic Engineering - Traffic Engineer | All Cases |
| <input type="checkbox"/> | Dept. of Water & Sewer - Engineering Dept. | All Cases |
| | | Cross Lake Cases |
| <input type="checkbox"/> | Permits & Inspections - Plans Examiner | City Cases |
| <input type="checkbox"/> | Fire Prevention | City Cases |
| <input type="checkbox"/> | Parish Engineer | Parish Cases |
| <input type="checkbox"/> | Health Department | Parish Cases |
| <input type="checkbox"/> | Police - OSI | Liquor Cases |

INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Site is currently vacant & unimproved |
| <input type="checkbox"/> | All improvements are existing - no new construction |
| <input type="checkbox"/> | Addition to structure |
| <input type="checkbox"/> | Addition of a separate building |
| <input checked="" type="checkbox"/> | No plot plan available at this time |
| <input type="checkbox"/> | Misc. information: |

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

None

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 7-25-12

TO: *Reggie Mingo*

RECEIVED: 7-18-12

C-51-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- | | | |
|-------------------------------------|--|------------------|
| <input type="checkbox"/> | Dept. of Public Works - City Engineer | All Cases |
| <input type="checkbox"/> | Traffic Engineering - Traffic Engineer | All Cases |
| <input checked="" type="checkbox"/> | Dept. of Water & Sewer - Engineering Dept. | All Cases |
| | | Cross Lake Cases |
| <input type="checkbox"/> | Permits & Inspections - Plans Examiner | City Cases |
| <input type="checkbox"/> | Fire Prevention | City Cases |
| <input type="checkbox"/> | Parish Engineer | Parish Cases |
| <input type="checkbox"/> | Health Department | Parish Cases |
| <input type="checkbox"/> | Police - OSI | Liquor Cases |

INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Site is currently vacant & unimproved. |
| <input type="checkbox"/> | All improvements are existing - no new construction |
| <input type="checkbox"/> | Addition to structure _____ |
| <input type="checkbox"/> | Addition of a separate building _____ |
| <input checked="" type="checkbox"/> | No plot plan available at this time _____ |
| <input type="checkbox"/> | Misc. information: <u>Water AND sewer Available</u> |

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 7-25-12

TO: Reggie Ming

RECEIVED

JUN 11 2012

METROPOLITAN PLANNING
COMMISSION



The Council
City of Shreveport

ARTHUR G. THOMPSON
CLERK OF COUNCIL
POST OFFICE BOX 31109
SHREVEPORT, LA 71130

August 8, 2012

E-MAIL ADDRESS:
Arthur.Thompson@ci.shreveport.la.us
PHONE: (318) 673-5262
FAX: (318) 673-5270

Mr. Tom Landis
Tall Pines RV Park and Parts Center
6510 W 70th Street
Shreveport, LA 71129

Dear Mr. Landis:

Subject: CASE NO. C-51-12; North side of W 70th St., 1,530' west of Broadacres Road

Your appeal of the decisions of the Shreveport Metropolitan Planning Commission will be presented to the City Council at its regularly scheduled meeting at 3:00 p.m. on Tuesday, August 28, 2012. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become a part of the record and be considered by the Council, all written comments must be submitted to this office (Government Plaza, 4th Floor, 505 Travis Street, Shreveport, LA 71101) no later than Wednesday, August 22, 2012.

If you have any questions regarding this information, please contact the Council Office at 673-5262.

Sincerely,

A handwritten signature in black ink, appearing to read "A. G. Thompson", is written over a horizontal line.

Arthur G. Thompson
Clerk of Council

AGT:mkr

xc:

Mr. Mr. Dewey R Riley Jr., P.O. Box 67, Keithville, LA 71047

August 2, 2012

Shreveport Metropolitan Planning Commission
Clerk of Council
P.O. Box 31109
Shreveport, Louisiana 71131

Tom and Tracy Landis
Tall Pines RV Park and Parts Center
6510 W. 70th Street
Shreveport, Louisiana

Re: Case No. C-51-12 Riley, Dewey R.

Dear Clerk of Council,

I wish to appeal the decision of the Shreveport Metropolitan Planning Commission on the above referenced case number.

I was allowed to oppose the request in front of the Commission. Mr. Riley was able to rebut my opposing statements. Due to the rules and regulations I was unable to correct or challenge any of the statements Mr. Riley submitted to the Commission after my 10 minutes had elapsed. Mr. Riley lied in those closing statements. He gave the commission false and inaccurate information to sway the Commission to vote in favor of his request.

I honored the rules of the commission and maintained my silence (*which was very difficult*). In fact I felt it best if I left the room. Therefore I request an appeal the decision to correct the record. To submit accurate information so an informative decision can be made.

Your consideration is greatly appreciated.

Tom Landis
Tall Pines RV Park and Parts Center
6510 W. 70th Street
Shreveport, Louisiana 71129

Tall Pines RV Park & Parts Center

Tom & Tracy Landis, Owners
6510 W. 70th Street
Shreveport, Louisiana 71129
318 687-1010 Office
318 687-9990 Fax
318 469-9067 Tom's Cell
tom@tallpinesrvpark.com

www.tallpinesrvpark.com



APPEAL

RECEIVED

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SHREVEPORT CITY COUNCIL

RECEIVED

AUG 3 2012

Metropolitan Planning
Commission

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
AUGUST 1, 2012**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, August 1, 2012, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

Members Present

Winzer Andrews, Chairman
Lea Desmarteau, Secretary
Alan Young
Bessie Smith
Dale Colvin
Mary Wilson
Larry Ferdinand (Left prior to voting so recorded as "absent")
Mary Ruffins

Staff Present

Roy Jambor, Senior Planner
Ione Dean, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Mary Randolph, Records Coordinator
Dara Sanders, Master Plan Administrator

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

Desi Sprawls, Vice Chairman

Others Present

Kosha Gilbert, Asst. City Attorney

The hearing was opened with prayer by **MRS. RUFFINS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

APPROVAL OF MINUTES

A motion was made by **MRS. RUFFINS** seconded by **MR. COLVIN** to approve the minutes of the July 3, 2012 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **ANDREWS**, **COLVIN**, **YOUNG**, and Meses. **SMITH**, **RUFFINS**, **DESMARTEAU**, and **DR. WILSON**. Nays: None. Absent: Messrs. **FERDINAND** and **SPRAWLS**.

A motion was made by **MRS. SMITH** seconded by **MRS. RUFFINS** to approve the minutes of the July 18, 2012 public meeting as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **ANDREWS**, **COLVIN**, **YOUNG**, and Meses. **SMITH**, **RUFFINS**, **DESMARTEAU**, and **DR. WILSON**. Nays: None. Absent: Messrs. **FERDINAND** and **SPRAWLS**.

► Master Plan implementation update

► **DEDICATIONS / ABANDONMENTS / SITE PLANS / SUBDIVISIONS / MPC APPROVALS**

Representative and/or support:
Mr. Jimmy Costello (No slip filled out)

Speaking in opposition:
Mrs. Jeannetta Hayden (719 Sugarleaf, Shreveport, LA 71106)

- Her basic objection was that her neighbor was offered more for their house than she was – even though the Blood Center offered above market price.

Rebuttal:
• Fair prices were offered for their homes

A motion was made by MRS. RUFFINS, seconded by MRS. SMITH to deny this application citing incompatibility due to the proposed use being too intense, encroachment since it would surround and isolate 4 existing residential uses, and that it does not comply with Master Plan recommendation for “Residential Low” use.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, COLVIN, YOUNG, and Meses. SMITH, RUFFINS, DESMARTEAU, and DR. WILSON. Nays: None. Absent: Messrs. FERDINAND and SPRAWLS.

A subsequent motion was made by MR. YOUNG, seconded by MRS. SMITH, to defer and continue this application to the September 5, 2012 public hearing. This motion was withdrawn.

CASE NO. C-51-12: 6530 W 70th Street
DEWEY R. RILEY JR. & BARBARA RILEY
Same
North side of West 70th Street 1,530' west of Broadacres Road
B-3 & R-A to I-1
I-1 development

Representative and/or support:
Mr. Dewey Riley (1176 Barron Road – PO Box 67 – Keithville, LA 71047) No slip filled out

Speaking in opposition:
Mr. Tom Landis (6510 W. 70th Street, Shreveport, LA)
• Owns Tall Pines RV Park and feels that his property will lose value if this is zoned industrial because he has already lost value due to the industrially zoned properties surrounding him.
• The noise from traffic 24-hours a day from a business already there is a problem

Rebuttal:
• Applicant has no problem waiving the 24-hour operation rights but there is already I-1 and I-2 zoning operating 24-hours nearby

A motion was made by MR. COLVIN, seconded by MRS. RUFFINS to recommend approval of this application subject to compliance with the following stipulation:

1. Site development plan shall be submitted to and approved by the Planning Commission prior to the issuance of any permits.

The motion was adopted by the following 5-2 vote: Ayes: Messrs. ANDREWS, COLVIN, and Meses. SMITH, RUFFINS, and DR. WILSON. Nays: Ms. DESMARTEAU and Mr. YOUNG. Absent: Messrs. FERDINAND and SPRAWLS.

► **APPLICATIONS NOT REQUIRING PUBLIC HEARING**

CASE NO. C-52-12: Hawn Avenue
AIR CARE HEATING & COOLING SERVICES, INC.
Trent Anthony Toups
SW side of Hawn Avenue 750' NW of Kansas City Avenue
I-2
Site plan approval (heating & air conditioner service)

Representative and/or support:
Mr. Donnie Barker, Mohr & Assoc (6025 Buncombe Road, Shreveport, LA 71129)

There was no opposition present.

A motion was made by MRS. RUFFINS, seconded by MRS. SMITH to approve the site plan submitted for a heating and air conditioner service, subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.